

## PLANNING COMMISSION MINUTES

Gardner, Kansas  
Monday, March 13, 2006

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

### I. Call to Order

Chairman Koranda called the meeting to order at 7:03 p.m. Commissioners present: Paul Kilgore, Greg Godwin, and Jason Burnett. Commissioners absent: Eileen Mertz, Eric Schultz, and Dan Popp. Also present: Community Development Director Fred Sherman; Planner Erik Pollom; Parks and Recreation Director Jeff Stewart; engineer for an applicant Victor Burks of Allenbrand-Drews & Associates, Inc.; applicant representative Ivan Haugh of Continental Realty; engineer for an applicant Joel Riggs of Peridian Group, Inc.; and five interested citizens.

### II. Approval of Minutes

The minutes of the February 27, 2006, meeting, were approved by unanimous consent.

### III. Consent Agenda

#### 1. SP-06-01

**Consider a Site Plan for Gardner Celebration Park, an 80 acre public park facility located on the south side of 159<sup>th</sup> Street, approximately ½ mile west of Waverly Road. The application is filed by the City of Gardner; with engineering services provided by VSR Design and Indigo Design.**

1. **APPLICANT:** The applicant is the City of Gardner; with engineering services provided by VSR Design and Indigo Design.
2. **REQUESTED ACTION:** The applicant requests site plan approval for a new 80-acre public park facility.
3. **LOCATION:** The 80-acre property is located on the south side of 159th Street, approximately ½ mile west of Waverly Road.
4. **EXISTING ZONING:** This property is currently zoned R-1, Single Family Residential District, and Johnson County zoning RUR, Rural, Agricultural Uses and Single-Family Dwellings.
5. **STAFF ANALYSIS:** The applicant requests site plan approval for an 80-acre public park facility, located immediately west of the City's Kill Creek Wastewater Treatment Plant (KCWWTP), on the south side of 159<sup>th</sup> Street.

#### **Active Recreation Areas**

The eastern half of the proposed park facility is dedicated to active recreational uses, including an enclosed baseball/softball complex with four fields and a central concession area, five soccer fields, and a multi-use area that can be used for either soccer or Pee Wee baseball. The site plan also shows reserved areas for a possible future basketball court and skate park.

Immediately south of this portion of the park is a new middle school that is currently in the early stages of construction. The site layout for the middle school places the athletic fields on its north end, allowing the City and school district to share parking and playing fields.

#### **Passive Recreation**

The western half of the park is reserved for passive recreation features, including a walking trail system, two shelter houses, a lake and a destination playground. Two smaller ponds are planned upstream from the lake and will be fed largely by "gray water" from KCWWTP. These ponds will serve as sources of irrigation water for the park's ball fields.

#### **Parking and Traffic Management**

The park proposes two main entrances, one from 159<sup>th</sup> Street and one from Kill Creek Road. A third entrance will provide cross access between the park and the new middle school facility to the south. Parking is distributed throughout the site to provide easy access to all of the park's components. The total number of stalls on the park site is 656.

#### **Concession Stands and Shelter Houses**

The two proposed concession stands are similar in architecture. Both feature large module brick with burnished-block wainscot, painted metal roofs, covered seating areas, and lighted cupolas. Concession Stand 1 is placed at the center of the main baseball fields and includes additional lighting, decorative flags, and wrought iron arches at the end of the seating canopy. Color schemes are still being developed for both of these buildings.

Like the concession stands, the two shelter houses feature similar architectural styles. They differ primarily in their sizes, with Shelter 1 being taller and larger by approximately 620 square feet. Both are timber structures with cupolas, gabled metal roofs and open trusses. Shelter 1 also includes stone bases for its columns, a stone sitting wall, and barbecue.

**Annexation and Platting**

The western portion of the park site is currently unincorporated. The City is in the process of purchasing this property and will initiate annexation and zoning upon closing. Following annexation and prior to or concurrent with construction, the entire property will need to be platted.

6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Site Plan for Gardner Celebration Park, a public park facility (SP-06-01), subject to the following conditions:
  - a. The development shall be in accordance with Exhibit "A" (Site Plan) which is filed in the office of the Planning Commission Secretary and which is incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.
  - b. Prior to or concurrent with the issuance of building permits, the property will be final platted.

**2. SP-06-01**

**Consider a Site Plan for Gardner Aquatic Facilities Expansion, a public pool facility located at 215 N. Center Street. The application is filed by the City of Gardner; with engineering services provided by Aquatic Design Consultants, Inc.**

1. **APPLICANT:** The applicant is the City of Gardner; with engineering services provided by Aquatic Design Consultants, Inc.
2. **REQUESTED ACTION:** The applicant requests site plan approval for an expansion to the existing City pool facility.
3. **LOCATION:** The property is located at 215 N. Center Street.
4. **EXISTING ZONING:** This property is currently zoned R-1, Single Family Residential District, and REC, Recreational District.
5. **STAFF ANALYSIS:** The applicant requests site plan approval for an expansion of the City Aquatic Facilities.

**New Elements**

The proposed pool expansion includes a new zero depth entry, an active in-water play area, a "lazy river", multiple water slides, a floatable walk, a climbing net, spray grounds, a new tot pool, and a new concession area/shelter.

**Parking and Traffic Management**

The main parking area for the expanded pool facility is shown along the southwest and west sides of the site, with two entrances along Center Street. The total number of paved parking stalls is 108.

To augment the 108 paved parking stalls, the site plan shows a large area of overflow parking to the north, which will be graveled. This land area is owned by the Johnson County Free Fair Association and is used annually for the carnival portion of the County Fair. The City of Gardner has reached an agreement with the Johnson County Fair Board to allow the use of this area for overflow parking during the times that it is not needed for activities hosted at the fairgrounds.

Under the terms of this easement, the City will:

- replace the existing fence on the south, west, and north ends of the proposed easement;
- provide fence extensions on the north and east sides of the proposed easement to secure the rest of the fairgrounds that are not in use or a part of the easement;
- place gravel for parking from the south easement line north to the existing gravel drive;
- be required to remove a total of three trees identified by the fair board;
- be required to remove an old concrete slab (excluding footings) on the north end of the proposed easement;
- provide a review set of construction documents to the fair board before construction begins; and
- grant indemnification to the fair board and provide a copy of the City's insurance certificate to the board.

**Concession/Office Buildings**

Of the two concessions buildings shown, one is the existing pool house and will not receive any exterior modifications beyond general maintenance. The new building (closest to Center Street) is designed to compliment the existing structure, and features a composition shingle roof and brick walls complimented by accent bands.

6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Site Plan for the Gardner Aquatic Facilities Expansion, a public pool and park facility (SP-06-02), subject to the following conditions:
  - a. The development shall be in accordance with Exhibit "A" (Site Plan) which is filed in the office of the Planning Commission Secretary and which is incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.
  - b. Prior to or concurrent with the issuance of building permits, the property will be final platted.

Motion Godwin, second Kilgore, to approve Consent Agenda Item No. 1, Site Plan for Gardner Celebration Park (SP-06-01), and Consent Agenda Item No. 2, Site Plan for Gardner Aquatic Facilities Expansion (SP-06-02), subject to staff recommendations.

Motion to Approve Carried: 4 to 0 Aye (Mertz, Schultz, Popp: Absent)

#### IV. Agenda Items

##### 1. PDP-06-04

**Conduct a public hearing and consider a revised Preliminary Development Plan for Prairiebrooke, a 42.5 acre tract of land for planned multi-family residential development, located on the north side of 175<sup>th</sup> Street, approximately ½ mile west of Waverly Road. The application is filed by Continental Real Estate, Inc.; with engineering services provided by Allenbrand-Drews & Associates, Inc.**

Chairman Koranda opened the public hearing at 7:08 p.m.

Planner Pollom presented the staff report.

1. **APPLICANT:** The applicant is Continental Real Estates, Inc.; with engineering services provided by Allenbrand-Drews & Associates, Inc.
2. **REQUESTED ACTION:** The applicant requests approval of a revised preliminary development plan for a tract of land containing approximately 42.35 acres for planned multi-family residential development.
3. **LOCATION:** The property is located on the north side of 175<sup>th</sup> Street, ½ mile west of Waverly Road.
4. **EXISTING ZONING:** The property is zoned RP-3, Planned Garden Apartment District (Z-04-04).
5. **ANALYSIS:** The applicant requests approval of a revised preliminary development plan for Prairiebrooke. This revision is proposed to allow construction of duplexes and triplexes in an area of the property previously designated for 16-unit apartment buildings.

##### **Prior Discussion**

This item was tabled from the January 23, 2006, Planning Commission to allow the applicant time to make changes suggested by the Planning Commission in the development plan layout and elevations.

##### **Change of Density**

The development plan for this property approved with the RP-3 zoning request indicates a total of 304 units in 19 apartment buildings. It was planned with 13.28 acres of open space, and a gross density (including open space) of approximately 5.39 units per acre.

The development plan before the Planning Commission at the January 23, 2005, meeting, contained 12.4 acres of open space, thirteen 16-unit apartment buildings, four triplexes and thirty duplexes for a total of 280 units and a density of 4.96 units per acre.

The current amended preliminary development plan proposes the same thirteen apartment buildings with 16 units each, but also features 10 triplexes, and 21 duplexes. This is an increase of six triplexes and a decrease of nine duplexes, resulting in the same number of total units (280). The duplexes and triplexes are more evenly interspersed with the revised plan. The revised plan reserves 12.4 acres for open space, with a gross density of approximately 4.96 units per acre. This is a reduction of .43 units per acre from the *originally approved* development plan, with the majority of the reduction occurring in an area closest to nearby single family homes being constructed to the north in St. John's Highlands subdivision.

##### **Architectural Elements**

The proposed preliminary plat retains 13 of the original 19 apartment buildings, with each containing 16 units. The proposed front façades of the two-story apartment buildings are combinations of stucco, wood siding and stone veneer. The rear and side elevations are mostly stucco, with wood siding in columns. The roofs are composition shingled.

The proposed duplex and triplex units presented at the January 23<sup>rd</sup> meeting featured a mixture of manufactured stone veneer on the front and side elevations, with rear elevations that have only vinyl siding. Each unit includes a two-car garage with an 18-foot door that extends approximately 28 feet away from the main living area, making the garage a very prominent feature of the buildings and the streetscape.

The Planning Commission recommended several potential changes for the proposed elevations and floor plans at the January 23<sup>rd</sup>, 2006 meeting in order to provide some variety in the building styles. The primary purpose for tabling discussion of this item was to allow the applicant time to make these changes. The suggested possibilities were:

- using wainscoting on some of the elevations,
- varying the window sizes and styles,
- varying the elevation materials of the individual units in each building,
- adding windows on the side elevations,
- adding dormers to some of the units,
- varying the garage door colors, styles, and designs,
- placing false louvers over some of the garage doors,
- putting windows in some of the garage doors, and
- flipping some of the floor plans of the duplexes to separate the garage units, and interspersing the "flipped" floor plan buildings within the development.

##### **Revised Development Plan**

The applicant has submitted a new development plan and new building elevations that seek to incorporate the concerns expressed by the Planning Commission at the January meeting. New elements include six corner lot buildings with rotated units or separated garages, decorative windows in the garage doors, functional louvers, and varied rooflines over

garage door pairings. In lieu of the original proposal of stone veneer on the front elevations only, the revisions include brick on the front garage columns, the garage sides, and corners of the rear elevations. The side and rear elevations are predominantly covered with hardboard lap siding.

Also changed is the placement of the community building, which is now moved to the west end and features an open green space/courtyard within the newly looped private drive.

**Future Phases**

Contingent upon approval of the proposed development plan, the applicant intends to convert the southern half of the property (currently shown as apartment buildings) to the same duplex and triplex development shown on the north half. Such a conversion would require Planning Commission and City Council approval of a revised development plan.

6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission forward the revised Preliminary Development Plan for Prairiebrooke (PDP-06-04), to the City Council with a recommendation for approval, subject to the following stipulations:
  - a. The development shall be in accordance with Exhibit "A" (Preliminary Development Plan) and Exhibit "B" (Building Elevations) which are filed in the office of the Planning Commission Secretary at City Hall and which are incorporated by reference as if set out in full herein.
  - b. The proposed development shall be limited to 280 total units.
  - c. The location and geometrics of all driveways, public streets, and parking areas are subject to review and approval by Community Development Department staff.
  - d. Prior to the issuance of building permits, the Planning Commission shall approve a final development plan for this subject property.

Chairman Koranda invited questions from the commissioners. There were no questions from the commissioners.

Chairman Koranda invited comments from the applicant. There were no comments from the applicant.

Chairman Koranda invited questions and comments from the public. There were no questions or comments from the public.

Motion Godwin, second Burnett, to close the public hearing at 7:15 p.m.

Motion Carried: 4 to 0 Aye (Mertz, Schultz, Popp: Absent)

Chairman Koranda invited questions and comments from the commissioners.

Commissioner Godwin stated that he liked the design and layout changes, and suggested that the variations of garage door styles should be from building to building, but attached units should have the same styles.

Chairman Koranda and Commissioner Burnett agreed with Commissioner Godwin.

Chairman Koranda asked how the siding had been changed. Planner Pollom explained that the siding was originally planned to be vinyl, but had been changed to wood lap siding. Ivan Haugh of Continental Realty stated that most cities preferred the hardy board lap siding over vinyl siding for fire safety reasons. Chairman Koranda agreed that he preferred the look of the lap siding.

Motion Godwin, second Burnett, to forward the revised Preliminary Development Plan for Prairiebrooke, located on the north side of 175<sup>th</sup> Street, ½ mile west of Waverly Road (PDP-06-04), to the City Council with a recommendation for approval, with conditions:

- a. The development shall be in accordance with Exhibit "A" (Preliminary Development Plan) and Exhibit "B" (Building Elevations) which are filed in the office of the Planning Commission Secretary at City Hall and which are incorporated by reference as if set out in full herein.

- b. The proposed development shall be limited to 280 total units.
- c. The location and geometrics of all driveways, public streets, and parking areas are subject to review and approval by Community Development Department staff.
- d. Prior to the issuance of building permits, the Planning Commission shall approve a final development plan for this subject property.
- e. Garage doors of attached units shall be of the same style, and styles shall be varied between buildings.

Motion to Forward Carried: 4 to 0 Aye (Mertz, Schultz, Popp: Absent)

## V. Discussion Items

### 1. Proposed Granite Springs Development Plan

**Discuss proposed preliminary development plans for residential and commercial properties located on the southeast and northeast corners of the 167<sup>th</sup> Street and Waverly Road intersection.**

Director Sherman discussed land uses and possible future streets of properties surrounding the subject properties. He also explained the densities of various proposed residential types.

Joel Riggs of Peridian Group, Inc., discussed various possible development plans, other than commercial, for the southwest corner of the 167<sup>th</sup> Street and Waverly Road intersection. He suggested utilizing single family housing where the cluster housing was currently indicated, and then placing high density residential housing where the commercial development was currently indicated on the development plan to allow a better transition to any eventual development of the farm property immediately to the east of the subject properties.

Mr. Riggs discussed reorienting the proposed commercial development on the northeast corner of the 167<sup>th</sup> Street and Waverly Road intersection away from Waverly Road and more toward 167<sup>th</sup> Street.

Mr. Riggs and the commissioners discussed potential residential uses around the open green space indicated in the northeast portion of the development plan, and how to make that space more open and available for use by the entire surrounding community.

Director Sherman, Mr. Riggs, and the commissioners discussed potential future commercial and residential development north and west of the subject properties.

## VI. Adjourn

Motion Kilgore, second Burnett, to adjourn the meeting at 9:25 p.m.

Motion to Adjourn Carried: 4 to 0 Aye (Mertz, Schultz, Popp: Absent)

